Davidson County DEEDWARR
Recvd: 05/01/01 13:38 2pgs
Fees:11.00 Taxes:653.05

20010501-0043852

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $176,500.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 27th day of April, 2001.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires MAY 30, 2004

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Jude T. Lenahan, Jr. and Melodi Robin Bridgeman
3517 Cobble Street
Nashville, Tennessee 37211

SEND TAX BILLS TO:
Bank of Nashville
401 Church Street
Nashville, TN 37219

MAP-PARCEL NUMBERS:
Map/Parcel: 172-15-0-A-103.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Sean P. O'Connor and wife, Emily L. O'Connor** hereinafter referred to as Grantors, hereby transfers and conveys to **Jude T. Lenahan, Jr. and Melodi Robin Bridgeman, Joint tenants with right of survivorship** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of Holt Woods, Section Eight, of record in Plat Book 9700, page 96 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sean P. O'Conner and wife, Emily L. O'Conner by Warranty Deed from Yazdian Construction, Inc. of record in Book 11086, page 802 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2001, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 9700, Page 96, Register's Office for Davidson County, Tennessee.

Easement of record in Book 10316, page 585 in said Register's Office.

Restrictive covenants contained in an instrument of record in Book 9570, page 22 and Book 9933, page 153 Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 9570, page 13 in said Register's Office.

Homeowners Association Charter of record in Book 9570, page 05 in said Register's Office.

All other easements and restrictions of record in said Register's Office.

County and/or City taxes for the year 2001 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 3517 Cobble Street, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 27th day of April, 2001.

Sean P. O'Connor

Emily L. O'Connor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sean P. O'Connor and wife, Emily L. O'Connor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of April, 2001.

Notary Public

9-1-2001
My Commission Expires

RUSSELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

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